

FOR LEASE

**777 Echo Lake Road
Watertown, CT**



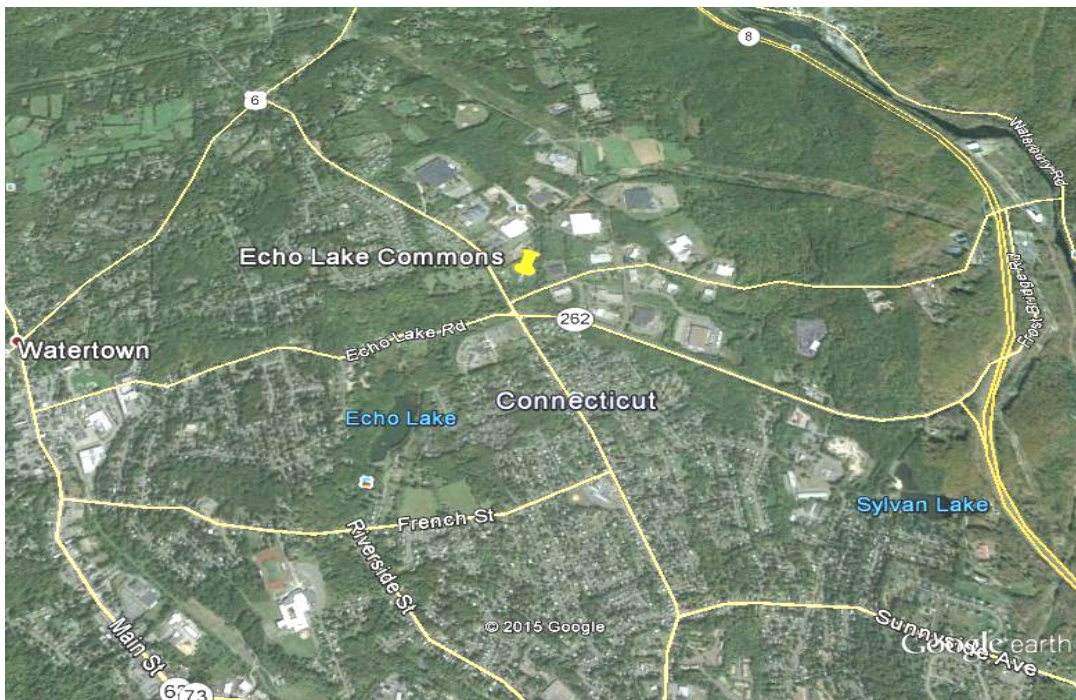
ECHO LAKE COMMONS MEDICAL AND PROFESSIONAL COMPLEX

- **New 25,000 +/- SF Class A Office/ Professional Building**
- **Individual Suites from 1,250 Square Feet**
- **Ready for tenant fit ups**
- **Ample Parking - 100 + Parking Spaces**
- **Zoned for Medical, Professional, Restaurant, and Retail Uses**
- **Magnificent Southern Views**

Lease asking Price: \$19 PSF + NNN

PROPERTY DATA FORM

PROPERTY ADDRESS		777 Echo Lake Road	
CITY, STATE		Watertown, CT 06795	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	25,000	Air Conditioning	Central
Number of Floors	2	Sprinkler / Type	Yes
Avail. S/F	25,000	Type of Heat	Gas Forced Air
Will Subdivide To...	1,250	TAXES	
Avail. Docks		Date assessed	N/A
Ext. Construction	Brick, EIFS, Composite	Mill rate	29.12
Int. Construction	Framed/Gypsum	Tax	N/A
Ceiling Height	14 Ft	OTHER	
Roof	Lifetime Shingle	Total Acres	3.5
Date Built	2016	Zoning	Mixed Use
UTILITIES		Parking	Ample 100 +
Sewer	Yes	State Route / Distance To...	1 Mile Interstate Route 8
Water	Yes		On State Route 262
Gas	Yes	TERMS	
Electrical	Yes	Lease Rate	\$19.00 PSF + NNN



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

ECHO LAKE COMMONS

MEDICAL AND PROFESSIONAL CENTER

BUILDING

- Phase I New Construction Class A building (\$19/sqft) NNN
2 Story (12,500 sqft each)
118 free parking spaces close to building
- Phase II New Construction Class A building (\$19/sqft) NNN
3 Story (16,000 sqft each) or can be 2 Story (24,000 sqft each)
280 free parking spaces close to building
- Located in Watertown, CT between 3 major State Roads and Highways.
- Four (4) year Tax Abatement Program.
- Magnificent Views
- 24 hour camera surveillance
- Parking lot lighting
- Low maintenance construction to reduce CAM costs
- Leed (Leadership in Energy & Environmental Design) features designed into building, i.e. white .060 TPO roof membrane, double insulation in wall construction, etc.
- Individual energy use cost responsibility
- Open floor plans
- Opportunity to assist in the design to accommodate individual company needs i.e. communication cabling, shielding for radiology, etc.
- Population of 78,000 within 5 mile radius and 264,000 within 10 mile radius
- Currently have approximately 10,000 S/F committed:
Doctor's Office
Financial Advisor
Physical Therapy

WATERTOWN

Over 30 restaurants, Starbucks, Dunkin Donuts, Chubba's Bagels and Coffee Shop, grocery stores, car dealerships, 7 banks, 2 post offices, 4 pharmacies, UPS and Federal Express hubs adjacent to building site, high school, middle school, 3 grammar schools, ice cream shops, banquet hall, lakes, 2 libraries, swimming and recreation parks, Crestwood Park Public Golf Club, Watertown Country Club, greenway and more.

Mill Rate is a very attractive 29.12 which will significantly reduce real property and personal property taxes in comparison to all surrounding towns and cities.



PLAN NORTH

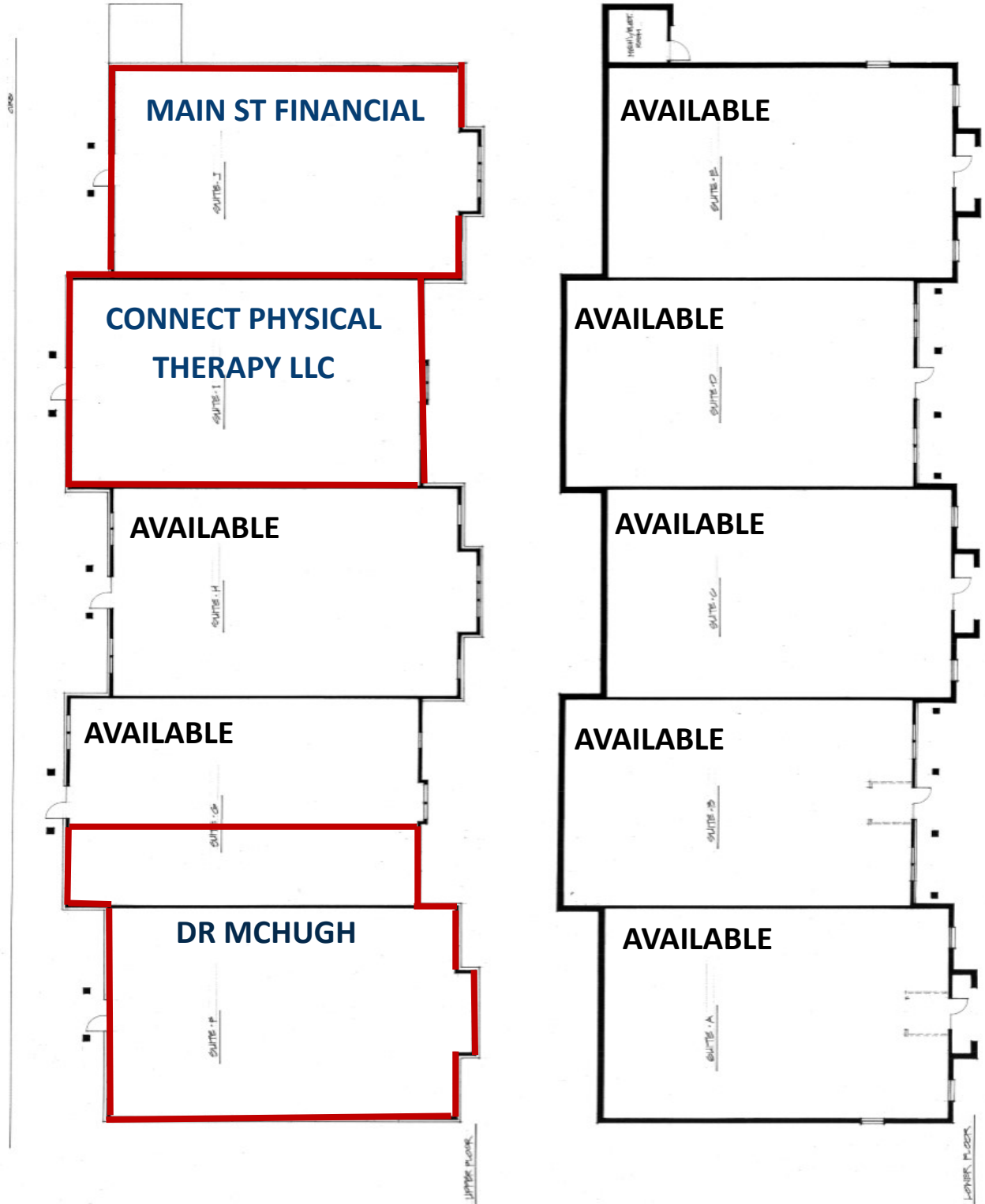
ECHO LAKE MEDICAL & PROFESSIONAL OFFICE COMPLEX
777 ECHO LAKE ROAD
WATERTOWN, CT

REVISIONS:

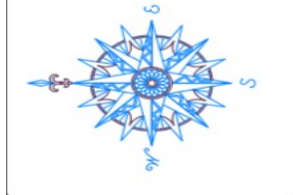
SCALE: 1/8" = 1'-0"
DATE: 2/24/2019

**KENYON
& CUTLER**
ARCHITECTS

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PHONE: 860.336.1000
WWW.KENYONCUTLER.COM

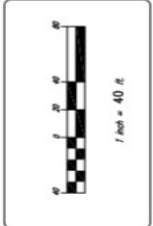


ECHO LAKE ROAD



NO.	REVISION	DATE

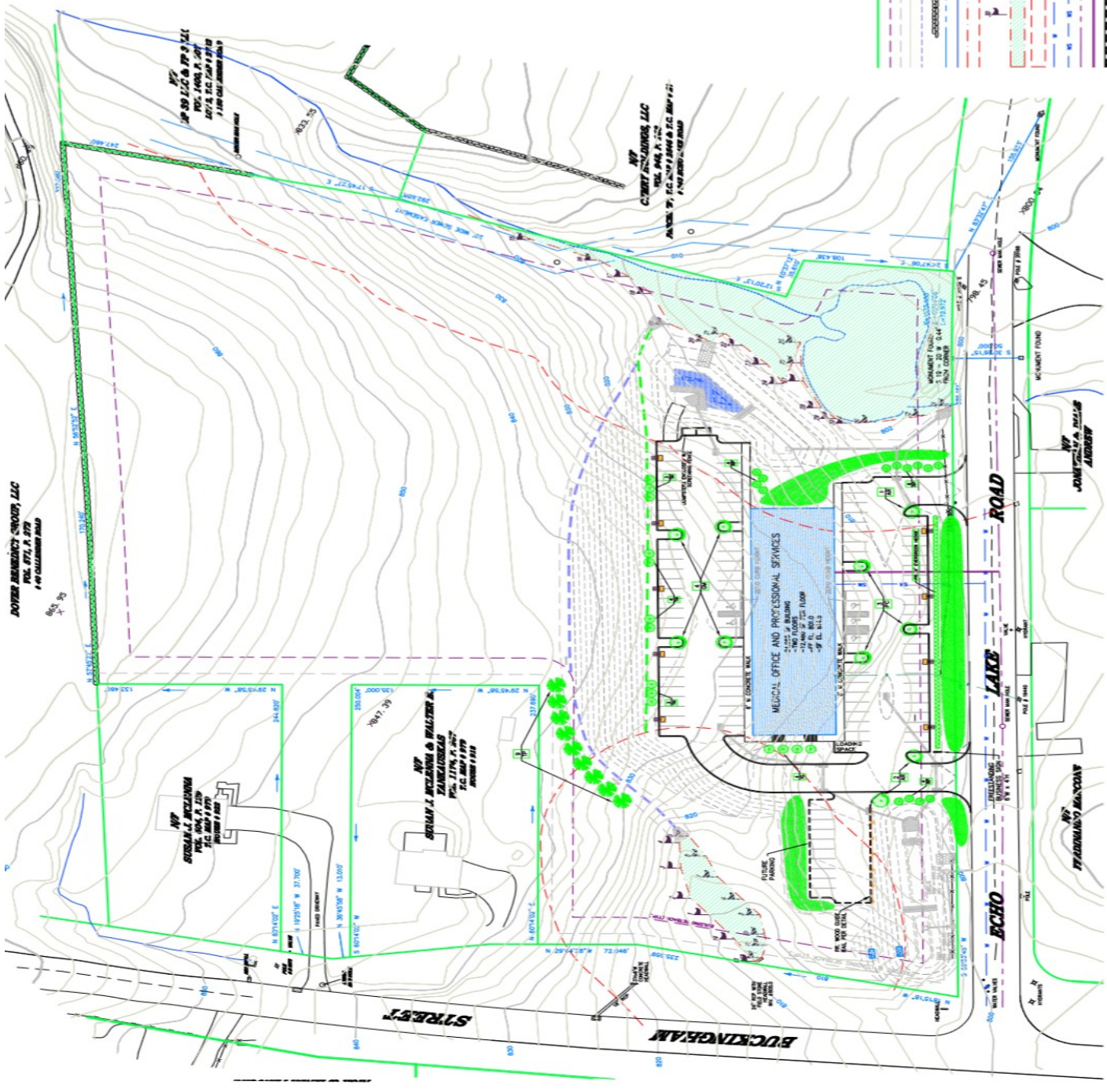
PROJECT
ECHO LAKE COMMONS, LLC
95 HIDDEN POND DRIVE
WATERTOWN, CT



SITE LANDSCAPING PLAN

ECHO LAKE COMMONS MEDICAL & PROFESSIONAL COMPLEX
777 ECHO LAKE ROAD

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____

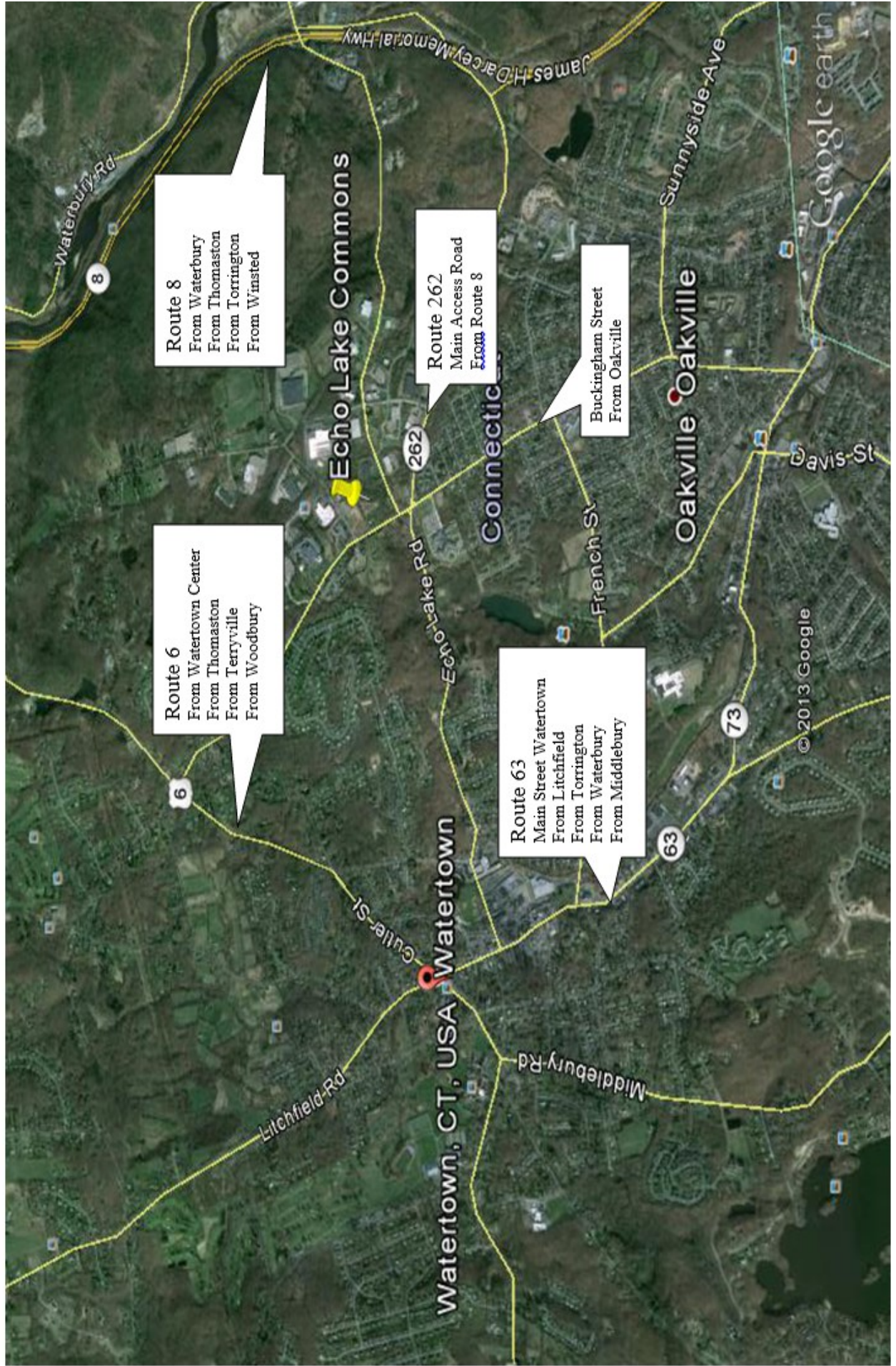


LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- PARKING SETBACK LINE
- ASPHALT DRIVEWAY
- EXISTING DRIVE WALK
- EXISTING DRIVE WALK
- EDGE OF BROOK
- WETLANDS
- WETLANDS FLAG WITH HATCH
- WETLANDS AREA
- 10' WETLANDS REGULATED AREA
- EXISTING WATER MARK (APPROX)
- PROPOSED WATER SERVICE LATERAL
- EXISTING SANITARY SEWER MAIN (APPROX)
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM DRAINAGE
- PROPOSED UNDERGROUND ELECT. TEL. CABLE

PLANT LIST

ACCESS ROADS TO ECHO LAKE COMMONS



AREA SURROUNDING ECHO LAKE COMMONS

